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December 8, 2008

CORRESPONDENCE

FILED IN THE UNITED STATES BARKSUPTCY COURT

2008 DEC 15 PM 12: 58

DISTRICT OF UTAH

**USA Bankruptcy Court** 

350 S. Main Street, Room 302

Salt Lake City, UT 84101

RE: IDR Investment Plan, LLC - Case 08-20671

I have been advised that I request my name be added to the mailing list for this case. This is for the Altamirada Development in Hurricane, UT that filed bankruptcy that I invested in.

Thank you.

Roy E. Edwards

6218 2<sup>nd</sup> Street

Rio Linda, CA 95673

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## X INVESTMENT'S ervation Agreement

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yer ("Potential Buyer") hereby deposits with First American Title Company, address of 365 S. Main, Cedar City, UT 14720 ("Depository") the amount as stated in the above form (the "Deposit"), for the reservation of the Future Lot (s) the last is) as stated in above form (the "Lot") of Altamirada Gated Community, (the "Subdivision") being sold by IDR Inventoral Plan LLC, a Utah Limited Liability Company, with an address of 51 East 400 North, Bldg #1, Cedar City UT 14728 "Seller"). Note that payments made with checks will be deposited directly into the above referenced energy second with First American Title. Down payments made with a credit card will first be processed by IDR's merchant recount and then deposited directly into the above referenced energy account with First American Title.

- 1. The Lot(s) ("TIC"), shall be sold for the price as stated above with said price being fixed for so long as the Reservation Agreement shall remain in effect.
- 2. Potential Buyer shall have until 5:00 p.m. on the third business day following the date of execution of this Agreement to cancel this Agreement and receive a full refund of the payment made pursuant hereto. Cancellation shall be in writing and shall be deemed effective if received by Seller prior to 5:00 p.m. on the third business day following the date of this Agreement. Potential Buyer may fax a cancellation notice to Seller at (801) 659-7658. After 5:00 on the third business day following the date of this Agreement, the payment made pursuant hereto shall become nonrefundable except that said payment shall be refunded if Seller is not able to deliver to Potential Buyer the TIC interest as contemplated herein.
- 3. When TIC interest are ready and available to transfer, Seller shall provide to Potential Buyer a series of document (collectively "Closing Documents") to be executed by the parties to complete the closing on the TIC interest. At such time as Potential Buyer executes the Closing Documents, Seller, through Depository, shall issue a warranty deed to Potential Buyer for Potential Buyer's TIC interest. Any deposit or payment made hereby shall be applied to the purchase price of the TIC interest and the eventual purchase of an individual lot(s).
- 4. THIS AGREEMENT DOES NOT CREATE A CONTRACTUAL OBLIGATION TO BUY OR SELL ON THE PART OF EITHER POTENTIAL BUYER OR SELLER. EITHER POTENTIAL BUYER OR SELLER MAY, AT ANY TIME, CANCEL THIS RESERVATION INSTRUMENT. HOWEVER, AS SET FORTH IN PARAGRAPH 2, IF THIS INSTRUMENT IS CANCELLED AFTER 5:00 P.M. ON THE THIRD BUSINESS DAY AFTER THE DATE HEREOF, THE DEPOSIT SHALL BE NONREFUNDABLE.
- 5. The Deposit shall be held by Depository in a non-interest bearing Real Estate Trust Account in accordance with applicable law. If this Agreement is cancelled prior to 5:00 p.m. on the third business day after the date hereof, the return of the Deposit may be subject to normal delays associated with the processing of paper work by Depository and Depository's bank

Company of the Compan

Date	Date
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Printed Name	Ryan Gregerson
ROY EDWARDS	
Potential Buyer	a Utah Limited Liability Compan
Ly E. Laword	IDR Investment Plan, LLC

Case 08-20671(1/00/91/Filed 12/16/08 Entered 12/16/08 69:46:18 Desc Main Document (17/2) SO 1/2/7-028

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## ADDENDUM TO RESERVATION AGREEMENT

This Addendum is an addendum to that Reservation Agreement dated the 29 day of 2007 by and between IDR Investment Plan, LLC ("Seller") and Roy 5 5 100 100 ("Buyer").

For value received, the parties agree that the above referenced Reservation Agreement shall be modified, as follows:

In the event AltaMirada subdivision incurs unforeseen problems, Seller reserves the right to transfer Buyer's reservation to a lot in another IDR subdivision. In the event that Seller transfers Buyer's reservation in this manner, Buyer shall be guaranteed to receive a lot of equal or greater value than the original lot reserved in the AltaMirada Subdivision. Buyer agrees and understands that while the deposit being made by Buyer to reserve a lot will remain the same, the actual cost of the lot may be more than the lot reserved in AltaMirada. In no event will Seller transfer Buyer's reservation to a lot with a purchase price in excess of \$160,000. Down payment will be held by IDR Investments. Seller shall notify Buyer within seventy-two (72) hours after transferring Buyer's reservation in this manner. All other terms and conditions of this Reservation Agreement and any other ancillary documents shall remain in full force and effect.

The parties agree that should there be a conflict between the Reservation Agreement and this Addendum, the terms of this Addendum shall control. All other terms of the Reservation Agreement shall remain in full force and effect.

Potential Buyer

Potential Buyer

a Utah Limited Liability Company

Printed Name

Ryan Gregerson

Date

Date

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## **Escrow Instructions**

Buyer of lot number in the AltaMirada Subdivision at	uthorizes First American Title to release
Reservation Money (Down Payment) to Seller 72 hours a	fter executing the Reservation Agreement.
Potential Bayer	
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## **Escrow Instructions**

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8/15/07 Date